



GLEN ROCK OFFICE

139 HARRISTOWN RD – SUITE 130
GLEN ROCK, NJ 07452

February 2026

OWNER
STREET
CSZ

Dear Property Owner:

As ordered by the Passaic County Board of Taxation and the New Jersey Division of Taxation, the City of Clifton is revaluing all taxable real estate for the 2027 tax year to ensure uniform and equitable assessments. The City has contracted Appraisal Systems, Inc. to conduct the Revaluation program.

The first step of the Revaluation process is the inspection of all properties in the City. In the coming months inspectors from Appraisal Systems, Inc. will visit all properties, measuring and photographing the exteriors of all buildings and inspecting the interiors. In order to properly assess your property, it will be necessary for a representative of Appraisal Systems, Inc. to examine the interior of your property. The first visit from an inspector will be between the hours of 9:00am and 5:00pm. If the homeowner is not present on the first visit, the inspector will proceed with the exterior inspection and leave a card specifying a return date to do the interior inspection. The notice will also have a telephone number to call to reschedule this appointment if the time or date is not convenient. Contactless interior inspections using a video conference will be available at the request of the property owner.

Appraisal Systems, Inc. representatives will carry photo identification and their names will be registered with the Police Department and the City Clerk's office. **Please do not allow anyone to enter your home without proper identification.** You will be requested to sign the field form used by the representative to acknowledge when an interior inspection is made. Please advise the occupants of any rental units you may own so they are prepared for the inspection.

If your property has a unique condition that influences value, please send documentation to Appraisal Systems, Inc., 139 Harristown Rd – Suite 103, Glen Rock, NJ 07452, or email clifton@asinj.com and it will be considered.

The new property values for 2027 will all be determined based on their estimated market value as of October 1, 2026 (the statutory date required by law). All property owners will be notified by mail of their proposed assessed values and will have an opportunity to question/contest the values.

Enclosed is a brochure prepared by Appraisal Systems, Inc. that provides general information regarding the revaluation. **Please also visit the ASI website at: www.asinj.com for more information relevant to the revaluation process.**

Please call ASI with any inquiries regarding the inspection procedure or the revaluation process at (201) 493-8530.

Sincerely,
APPRAISAL SYSTEMS, INC.

Ernest Del Guercio
President

CITY OF CLIFTON

Matthew Rinaldi, CTA
Tax Assessor